174.0	0008	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	620,500 / 620,500
					USE VALUE:	620,500 / 620,500
					ASSESSED:	620,500 / 620,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLEARY JAMES F
Owner 2:	
Owner 3:	
Street 1:	40 LANCASTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,194 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6194.000	196,400		424,100	620,500
Total Card	0.142	196,400		424,100	620,500
Total Parcel	0.142	196,400		424,100	620,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.97 | /Parcel: 403.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 116644
GIS Ref:
GIS Ref:
Insp Date: 08/16/18

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0008-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	196,400	0	6,194.	424,100	620,500	620,500	Year End Roll	12/18/2019
2019	101	FV	183,800	0	6,194.	418,000	601,800	601,800	Year End Roll	1/3/2019
2018	101	FV	183,500	0	6,194.	321,100	504,600	504,600	Year End Roll	12/20/2017
2017	101	FV	183,500	0	6,194.	302,900	486,400	486,400	Year End Roll	1/3/2017
2016	101	FV	183,500	0	6,194.	278,700	462,200	462,200	Year End	1/4/2016
2015	101	FV	172,000	0	6,194.	260,500	432,500	432,500	Year End Roll	12/11/2014
2014	101	FV	172,000	0	6,194.	239,900	411,900	411,900	Year End Roll	12/16/2013
2013	101	FV	172,000	0	6,194.	239,900	411,900	411,900		12/13/2012

!13586!

PRINT

Date	Time
12/11/20	03:31:08

LAST REV

Date	Time
08/23/18	10:43:06
apro	
13586	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	981-125		3/1/1984		76,000	No	No		Karen O`Leary dod 4/19/1996

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2016	1299	Redo Bat	12,199	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Inspected	CC	Chris C
7/3/2018	MEAS&NOTICE	BS	Barbara S
10/30/2008	Meas/Inspect	189	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116644
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6194		Sq. Ft.	Site		0	70.	0.98	6									424,076						424,100	

Total AC/HA: 0.14219 | Total SF/SM: 6194 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,076 | Spl Credit | Total: 424,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	67000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	284570
Depreciation:	88217
Depreciated Total:	196353

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

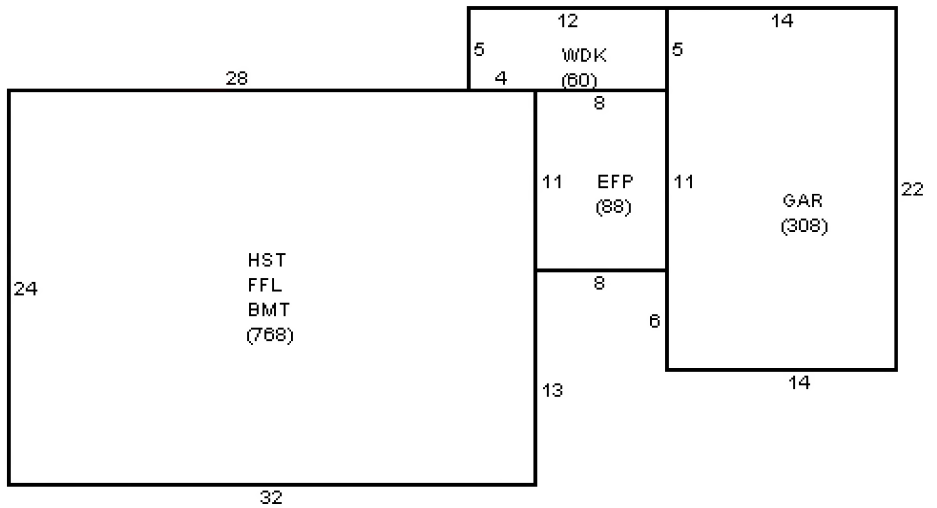
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	82.66
Final Total:	196400	Val/Su SzAd	170.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	55.780	42,841
FFL	First Floor	768	140.330	107,775
HST	Half Story	384	140.330	53,888
GAR	Garage	308	22.890	7,049
EFP	Enclos Porch	88	57.580	5,067
WDK	Deck	60	15.840	950

Net Sketched Area:	2,376			Total:	217,570
Size Ad	1152	Gross Are	2760	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0008-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	